

# \$425,000 - 495052 Range Road 23, Rural Vermilion River, County of

---

MLS® #A2188879

**\$425,000**

1 Bedroom, 3.00 Bathroom, 1,319 sqft  
Residential on 6.89 Acres

NONE, Rural Vermilion River, County of, Alberta

RUSTIC RURAL LIVING minutes to THE CITY. Just 2 miles off of Highway 16 and an easy 6 miles to Lloydminster, this 6.89 acre home is tucked away down a dead end road for ultimate privacy. The finishings and design to this home is like no other. From the vaulted ceilings, to live-edge countertops, to the walk-out basement, imagine how you could enjoy this 2015 built home with an oversized double garage. Although listed as a one bedroom, you'll find a few different places for additional bedrooms to meet your needs. Be sure to visit the iGuide tour to familiarize yourself with the layout of this sprawling yet cozy home. NOTE: Addresses of 23005A TWP RD 500 and 495052 RGE RD 23 are both used to reference the property. All offers must be unconditional. Schedule A to accompany all offers. LSD: pt. NE-33-49-2-W4



Built in 2015

## Essential Information

MLS® #	A2188879
Price	\$425,000
Bedrooms	1
Bathrooms	3.00
Full Baths	1
Half Baths	2

Square Footage	1,319
Acres	6.89
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	495052 Range Road 23
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0L0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Metal
Construction	Wood Frame
Foundation	See Remarks

### **Additional Information**

Date Listed January 21st, 2025

Days on Market 76

Zoning CR-S

### Listing Details

Listing Office RE/MAX PRAIRIE REALTY



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.